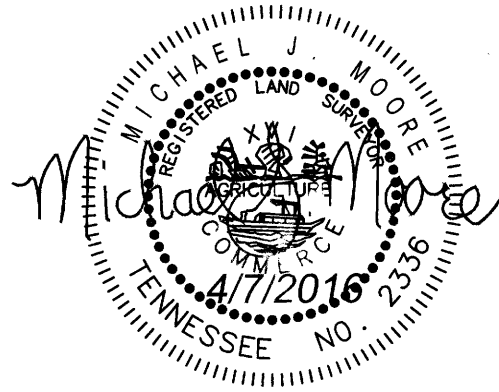


VICINITY MAP
NOT TO SCALE



NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE THREE LOTS.
2. TITLE SEARCH WAS NOT PROVIDED. THIS SURVEY IS SUBJECT TO SUCH STATE OF FACTS AS A CURRENT TITLE SEARCH MAY DISCLOSE, INCLUDING EASEMENTS.
3. NUMBERS SHOWN THIS (00) PERTAIN TO DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 72-03.
4. USING GRAPHIC SCALING METHODS THIS PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON NTP COMMUNITY NO. 470040 PANEL 0228 F DATED 4/20/01 AND IS NOT IN A FEMA - FIRM SPECIAL FLOOD HAZARD AREA BY MAPS AVAILABLE TO ME AT THIS TIME.
5. SETBACKS TO BE DETERMINED BY METROPOLITAN ZONING REGULATIONS. PROPERTY IS ZONED RS-7.5
6. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATIONS MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
7. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO R.O.W. IS 15" CMP.)
8. A PUBLIC UTILITY AND DRAINAGE EASEMENT OF TWENTY FEET (20') ADJACENT TO ALL STREET RIGHT OF WAYS SHALL HEREBY BE MADE A PART OF THIS RECORDING. CORNER LOTS WHERE FRONT YARD BUILDING SETBACKS ARE LESS THAN TWENTY FEET (20'), THE EASEMENT DEPTH SHALL BE REDUCED ACCORDINGLY.
9. ALL CORNERS ARE NEW CAPPED IRON RODS UNLESS OTHERWISE NOTED.
10. THIS PLAT SHALL COMPLY WITH THE METRO TREE PROTECTION AND REPLACEMENT CODE AS ESTABLISHED BY THE METRO ZONING ORDINANCE.
11. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES LOT NO. 234, AS SHOWN ON THE PREVIOUS PLAT OF RECORD "PLAN OF INGLEWOOD PLACE" AS RECORDED IN BOOK 332, PAGE 101 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TN.
12. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENT ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.
13. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.

LEGEND

- IR(NEW) - IRON ROD (NEW)
- IR(OLD) - IRON ROD (OLD)

OWNER'S CERTIFICATE

I (We) hereby certify that I am (We are) the owner(s) of the property shown hereon as evidenced in Instrument No. 20140611-0050668, Tennessee and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than hereby established until otherwise approved by the Metropolitan Planning Commission and under no condition shall such lot or lots be made to produce less area than prescribed by the restrictive covenants as of record in book _____, page _____, R.O.D.C., Tennessee, with the title to the property.

OWNER: _____ DATE: _____

KEITH T. COLE

OWNER: _____ DATE: _____

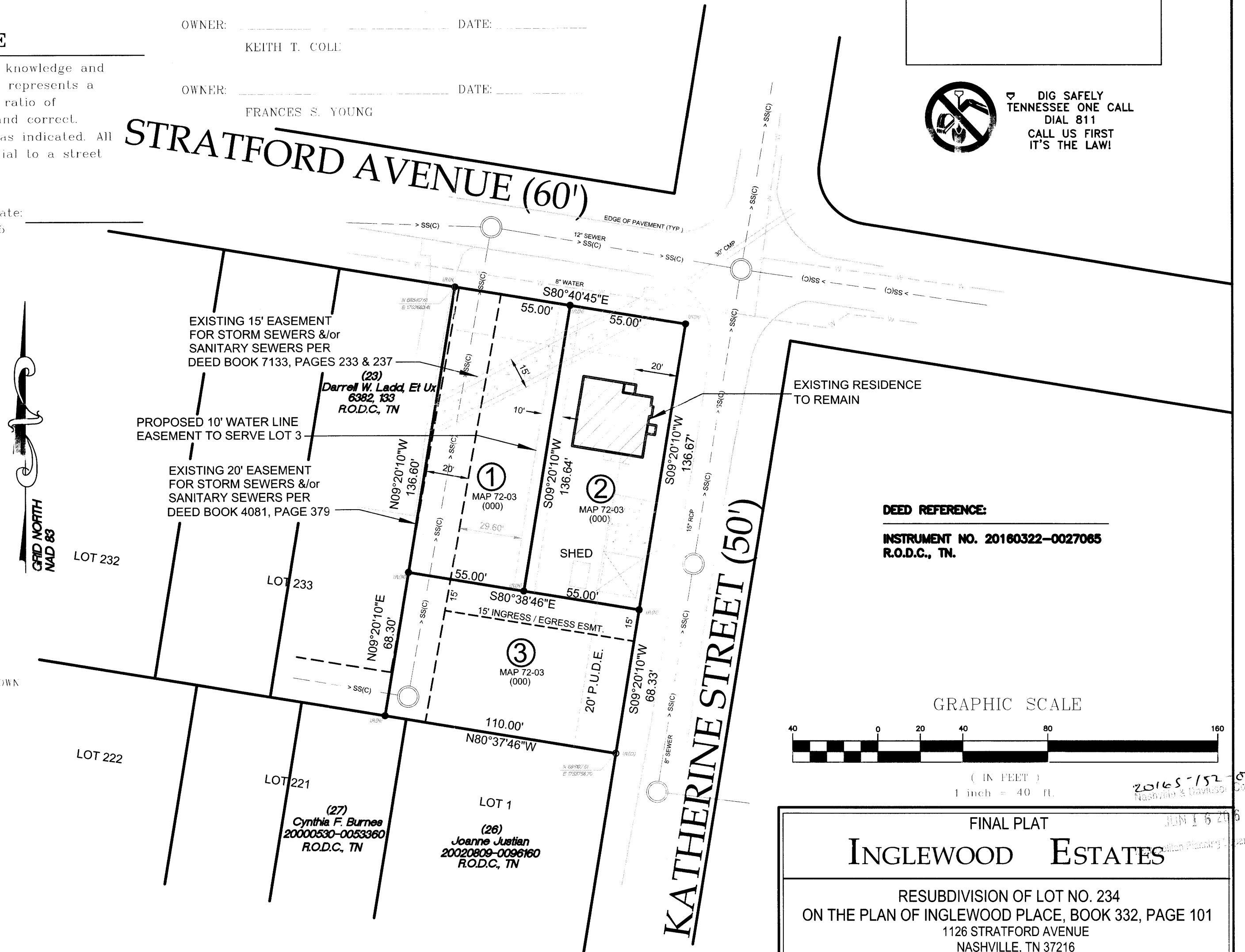
FRANCES S. YOUNG

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Category 1 survey having an unadjusted ratio of precision of 1: 10,000 and is true and correct. Approved monuments have been placed as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

Name: Michael J. Moore Date: _____
MICHAEL J. MOORE, PLS NO. 2336

STRATFORD AVENUE (60')



COMMISSION'S APPROVAL

Approved by the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee.

Name: _____ Date: _____

SUBDIVISION NUMBER: _____

RECORD



DIG SAFELY
TENNESSEE ONE CALL
DIAL 811
CALL US FIRST
IT'S THE LAW!

DEED REFERENCE:

INSTRUMENT NO. 20160322-0027065
R.O.D.C., TN.

GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.

FINAL PLAT

INGLEWOOD ESTATES

RESUBDIVISION OF LOT NO. 234
ON THE PLAN OF INGLEWOOD PLACE, BOOK 332, PAGE 101
1126 STRATFORD AVENUE
NASHVILLE, TN 37216
METRO PARENT PARCEL ID NO.'S (07203002400) & (07203002500)
COUNCIL DISTRICT 7, DAVIDSON COUNTY, TENNESSEE

PREPARED BY:



315 WEST MAIN STREET, SUITE 32, HENDERSONVILLE, TN 37076
TEL: 615-594-8899
www.cardno.com
michael.moore@cardno.com

ISSUE DATE: 4/11/16

SCALE: 1" = 40' SHEET 1 OF 1

LOT 1 TOTAL AREA: 7,514 SQUARE FEET (0.17 ACRES +/-)

LOT 2 TOTAL AREA: 7,514 SQUARE FEET (0.17 ACRES +/-)

LOT 3 TOTAL AREA: 7,514 SQUARE FEET (0.17 ACRES +/-)

OWNER/DEVELOPER:

KEITH COLE
102 ERIC COURT
GOODLETTSVILLE, TN 37072
615-456-6854